

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: May 18, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter (excused)
Beth Coons, Vice-Chair
Vince DiBella
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Chell Roberts

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Wahid Alam
Debbie Archuleta
Margaret Robertson

Jeff Welker
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated May 18, 2011. Before adjournment at 4:34 p.m., action was taken on the following:

It was moved by Boardmember Vince DiBella seconded by Boardmember Beth Coons that the minutes of the April 19, 2011, and April 20, 2011 study sessions and regular meeting, and the April 28, 2011 study session and special meeting be approved as submitted. Vote: 6 – 0 (Boardmember Roberts absent)

Zoning Cases: Z11-16, Z11-17

MINUTES OF THE MAY 18, 2011 PLANNING AND ZONING MEETING

Item: **Z11-16 (District 5)** 6702 East McKellips Road. Located west of Power Road on the north side of McKellips Road (1± acres). District 5. Site Plan Modification. This request is for the site plan modification of an existing commercial retail center. (PLN2011-00052) Home Depot USA, Inc. owner; Jeff Welker, applicant.

Comments: Jeff Welker, 1733 North Greenfield, represented the case. Mr. Welker stated he appreciated staff's efforts and agreed with the conditions of approval. Mr. Welker stated Big O Tires works with a prototype building and the bay door facing McKellips Road was necessary for their lube and oil change bay. He stated their options were limited due to the size of the site. He stated the site was not deep enough to face the building east/west, therefore they were trying to find options for screening the bay door from McKellips Road. Staff has suggested they shift the existing planter in the parking lot to screen the bay door and provide additional trees along McKellips. The applicant was proposing to provide Texas Ebony as a hedge all along McKellips Road.

Staffmember Wahid Alam stated the site is in a parking lot in front of Home Depot. They would be removing parking spaces to build the building. Mr. Alam stated 32 parking spaces would remain. He stated the project had been reviewed by the Design Review Board at their May 4, 2011 meeting. The revised submittal given to the Board at the study session incorporated the Design Review Board comments. He stated it was important to understand the setback along McKellips Road was larger than typical buildings due to the existing retention. He also explained they were using existing driveways, and not requesting an additional driveway. He stated this was a small building and staff had worked with the applicant to make it compatible with the shopping center. The Code requires 17 parking spaces, Big O Tires feels they need 32.

Chair Randy Carter asked why the applicant thought they should be allowed to have the bay door along McKellips without the Code required screen wall. Mr. Welker stated the Code allows landscaping to be used to screen the bay door, which was what they were proposing. He stated the revised landscape plan showed a hedge of Texas Ebony the full length of the building, they were requesting to be allowed to screen a portion of the building. Chair Carter confirmed the two condensing units would be moved to the back (north) of the building. He wanted the area where the units had originally been planned for landscaped. Mr. Welker agreed to do that.

Boardmember Brad Arnett agreed the landscape screen should be reduced so the bay doors were screened but the building would be visible. He thought the Ironwood on the landscape plan should be moved in front of the bay door.

Boardmember Beth Coons confirmed the landscape plan showed they were given at the study session was submitted after the staff report had been written.

Boardmember Vince DiBella thought the Texas Ebony covered too much of the building. He suggested they provide a screen wall that matches what already exists. Mr. Welker stated they were willing to work with staff to resolve this. He stated their contract required the building be complete by September 2011 or they cannot build. Boardmember DiBella stated Texas Ebony is a very slow growing tree.

Chair Carter stated he would prefer they add to the existing screen wall in front of the existing wall to fill in the gap, and keep the landscape screen in front of the bay door. He suggested using 24" or 36" box ironwood in front of the bay door.

MINUTES OF THE MAY 18, 2011 PLANNING AND ZONING MEETING

It was moved by Boardmember Brad Arnett, seconded by Boardmember Beth Coons

That: The Board recommend to the City Council approval of zoning case Z11-16 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and elevations submitted.
2. Compliance with previous cases Z86-089 and DR93-2
3. Compliance with Preliminary Plan Review Team's comments, except as modified by the conditions listed above.
4. Compliance with all Design Review requirements.
5. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
6. Pedestrian connection between the main customer entrance and the existing sidewalk to the east through parking lot should use enhanced materials (only stripe mark on asphalt is not acceptable).
7. Relocate the ground mounted cooling units from south elevation facing McKellips Road to the rear of the building facing parking lot to the north.
8. Reduce the width of the driveway opening at the northwest corner of the site from 52'-9.5" to no more than 30'.
9. Increase the width of the proposed raised landscape island along northern boundary of the property from 5' to at least 8' to accommodate existing trees, shrubs and screen device (32"-40" height with 2' staggered at 50' intervals).
10. Provide a copy of the cross-access and reciprocal parking agreements between the proposed development and rest of the shopping center (Home Depot).
11. Bay door along McKellips to be screened by a combination of a 3.5' screen wall with a 36" box tree to be planted in front of the bay door. To be approved by the Planning Director.

Vote: Passed 6 – 0 (Boardmember Roberts absent)

* * * * *

Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov*

MINUTES OF THE MAY 18, 2011 PLANNING AND ZONING MEETING

Item: **Z11-17 (District 4)** The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1st Street and 1st Avenue from Country Club Drive to MacDonald; and located between 1st Street and 2nd Avenue from MacDonald to Centennial Way/ Sirrine (150± acres). District 4. Rezone from TCC to TCC-DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant.

Comments: Chair Carter read the description of the project

It was moved by Boardmember Beth Coons, seconded by Boardmember Brad Arnett

That: The Board continue zoning case Z11-17 to the June 15, 2011 meeting

Vote: Passed 6 – 0 (Boardmember Roberts absent)

* * * * *

Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov*

MINUTES OF THE MAY 18, 2011 PLANNING AND ZONING MEETING

Respectfully submitted,

John Wesley, Secretary
Planning Director

DA:
I:\P&Z\P&Z 11\Minutes\5-18-11.doc